

Highways Commissioning
Block 5, 6th Floor East
Shire Hall
Gloucester GL1 2TH
Telephone: 01454 662377

10 May 2024

M5 Junction 10 Improvements Scheme

Dear Mr Maund,

Development Consent for the M5 Junction 10 Improvements Scheme: TR010063

***Planning Act 2008 (as amended) - Section 89 and The Infrastructure Planning
(Examination Procedure) Rules 2010 - Rule 9***

Procedural Decision made under Section 89

Further to the Rule 9 letter received from the Examining Authority on 23 April 2024 and the Applicant's subsequent response of 30 April 2024, please find enclosed the following documents as requested by the Examining Authority:

- Funding response received from Homes England (appended to this letter).
- Operational Unexploded Ordnance Emergency Response Plan.
- Severe Weather Plan.

If you require any further information on the above, please do not hesitate to contact myself at the above address or contact the M5 J10 project team: m5junction10@atkinsrealis.com

Yours sincerely,



Chris Beattie
Highways and Infrastructure
Gloucestershire County Council

Homes England has actively supported this project for a number of years through the Government's Housing Infrastructure Fund (HIF) programme. The HIF programme awarded funding to local authorities on a competitive basis for new infrastructure to unlock new homes in the areas of greatest housing demand. Homes England manages the HIF programme outside of London on behalf of Government.

The HIF Grant Determination Agreement (GDA) between Homes England and Gloucestershire County Council (GCC) as Grant Recipient was signed in October 2020. It includes the contractual requirements to significantly improve M5 Junction 10, provide a new road linking Junction 10 to West Cheltenham and widening of the A4019 Tewkesbury Road to enable the core housing outputs to be delivered. Since that time Homes England has been working pro-actively with GCC to bring the scheme forward and in addition to the capital grant funding by also providing capacity support funding.

Terms of the offer for funding

The HIF GDA is designed to provide delivery confidence by including various obligations on the parties and includes a number of contractual requirements which must be satisfied by the Grant Recipient prior to drawing down HIF funding.

The GDA is flexible to allow the scheme to evolve, for example through design, and planning stages including, subject to approval, securing the development consent order itself. All project stages have a number of contractual milestones and conditions which must be satisfied prior to drawing down a particular element of HIF funding. Those milestones relevant to the DCO are shown in Table 1. For the wider housing scheme, the GDA includes target start on site and practical completion dates for the core housing outputs on the three strategic sites.

Table 1 – Contractual Milestones

- Development Consent Order submission to PINS
- Development Consent Order acceptance by PINS
- Provision of satisfactory valuation information to Homes England in respect of land required to accommodate the Infrastructure Works
- All land required to accommodate the Infrastructure Works has been acquired by the Grant Recipient or the Grant Recipient has the requisite rights to carry out all the Infrastructure Works (this shall include by compulsory purchase ('CPO') (site assembly condition))
- Approval to proceed with General Vesting Declaration/Notice to Treat & Notice to Enter process
- Secretary of State's decision granting development consent for the application is issued
- Commencement of tendering of main contractor for the Infrastructure Works
- Secure relevant statutory approvals for Infrastructure Works on the Strategic Road Network to be delivered through night-time working
- Detailed design work for the Infrastructure Works completed
- Entered into contract with main contractor for the Infrastructure Works
- Infrastructure Works start on site
- Infrastructure Works practical completion
- Infrastructure Works end of retention period